FOR SALE | TOP-FLOOR OFFICE CONDO WITH PRIVATE ROOFTOP TERRACE

Colliers

300 GEARY AVENUE

SUITE 401

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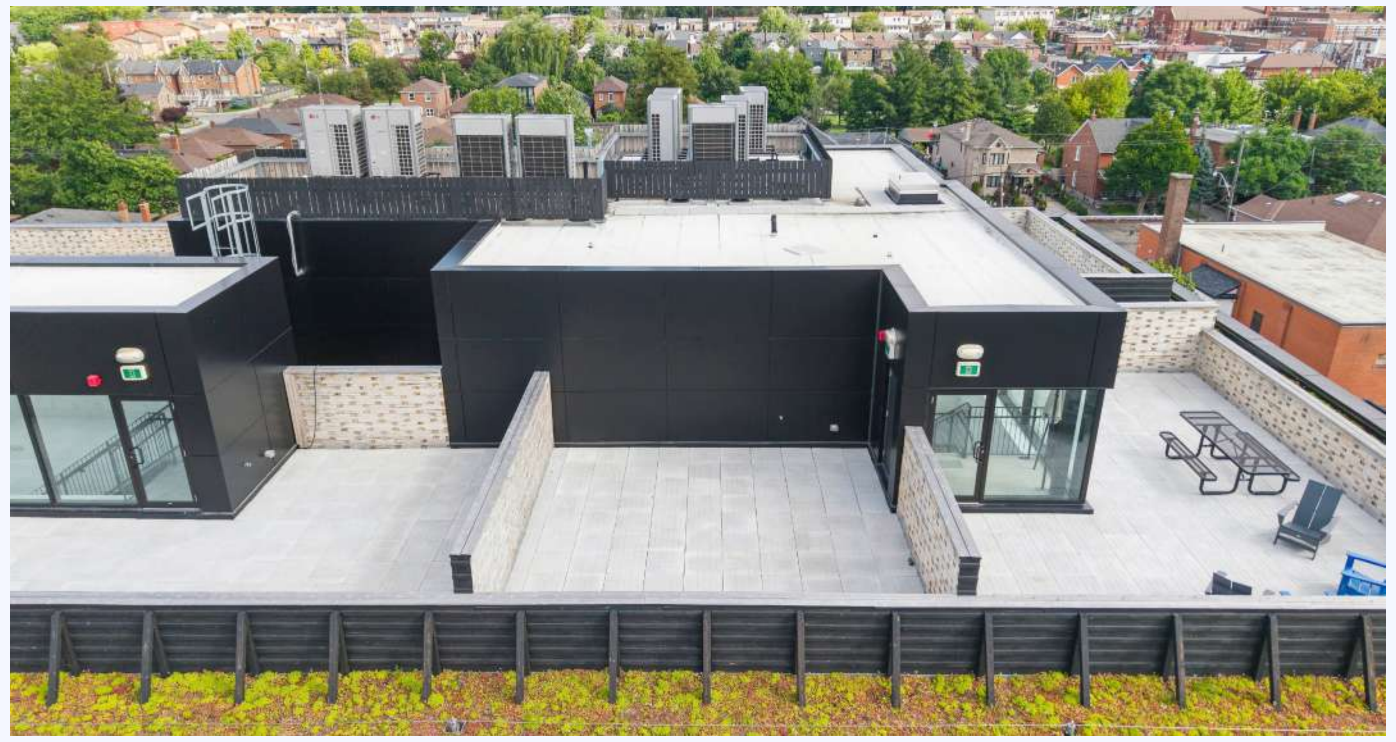
EXPLORE



Suite 401

Top-Floor Office Condominium with Private Rooftop Terrace

NEWLY BUILT TOP-FLOOR SUITE:
Own Your Own Raw Space in a Recently Completed Development

PRIVATE ROOFTOP TERRACE:
Exclusive Outdoor Space with South-Facing Views

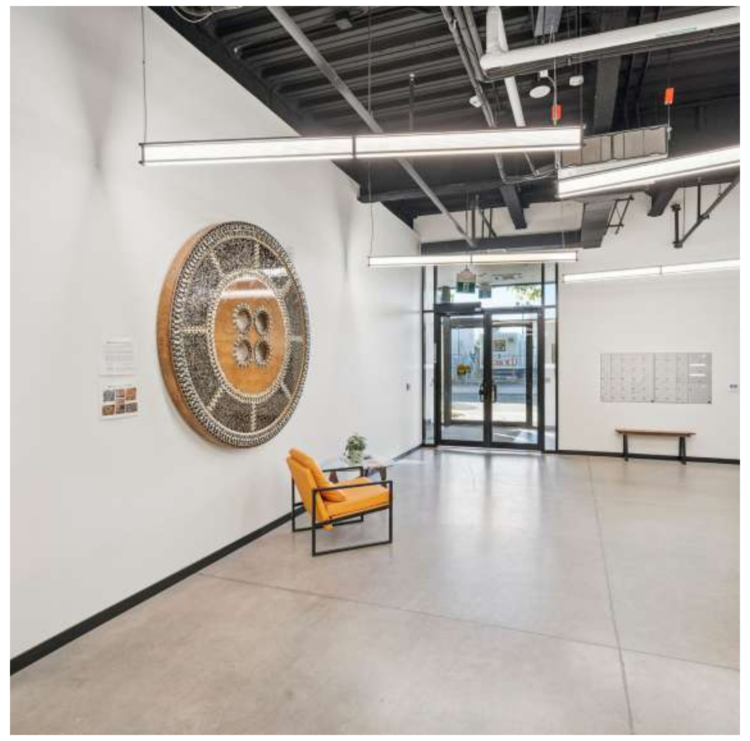
HIGH-END FINISHES:
Modern Design with Exposed Ceiling, Ducting & Concrete Floor

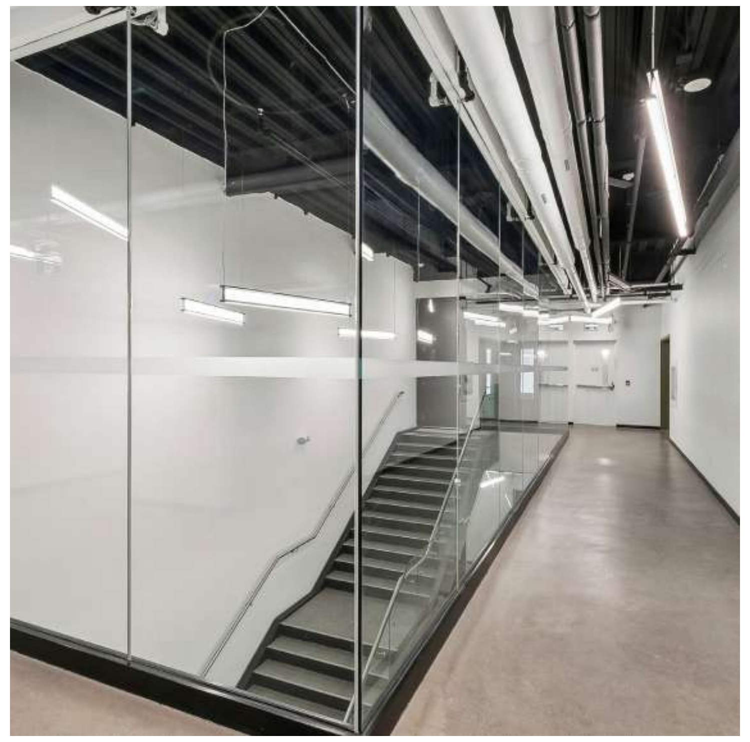
OPEN CONCEPT:
Column-Free Layout with Spacious & Functional Working Environment

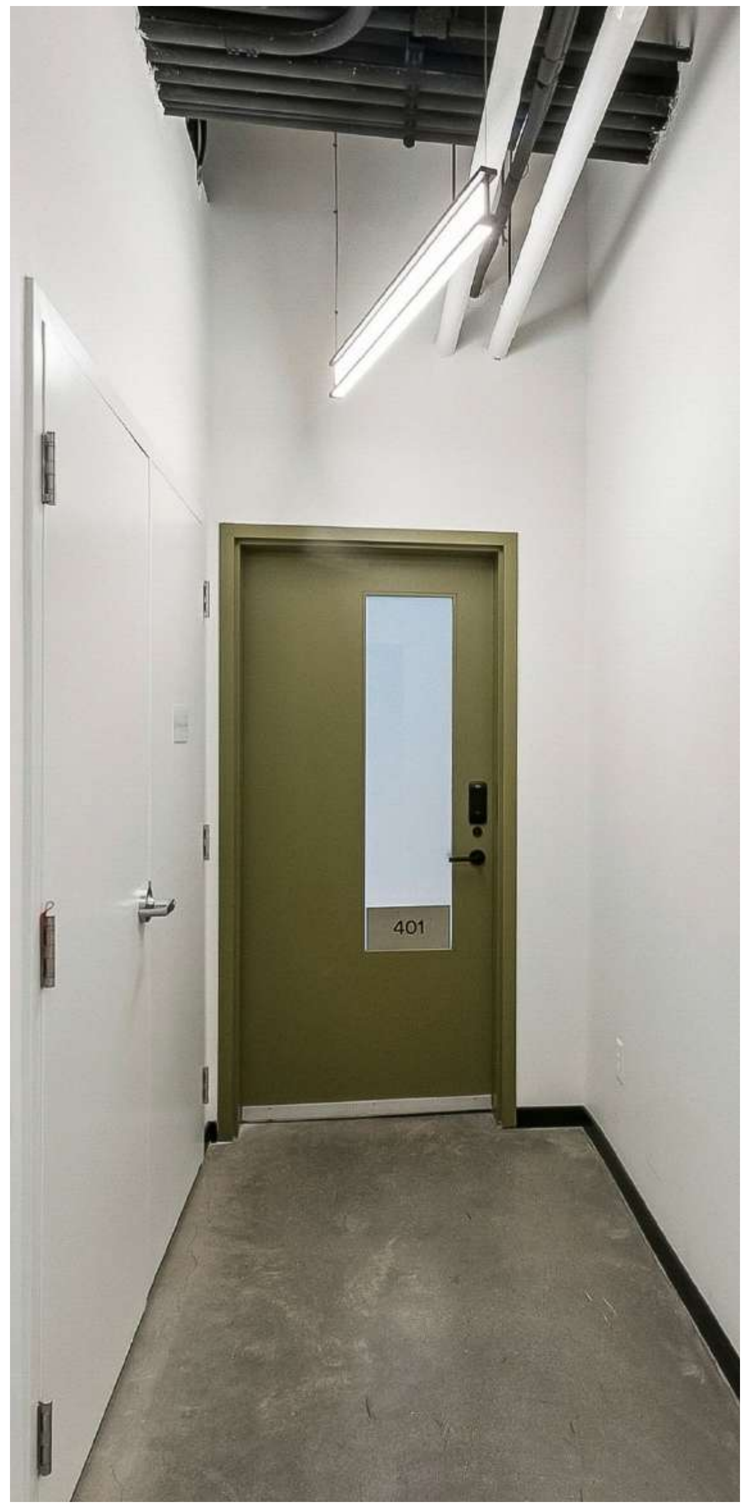
NATURALLY LIT & AIRY:
Expansive Glazing on South Side with Operable Window

360°

CLICK TO VIEW VIRTUAL TOUR







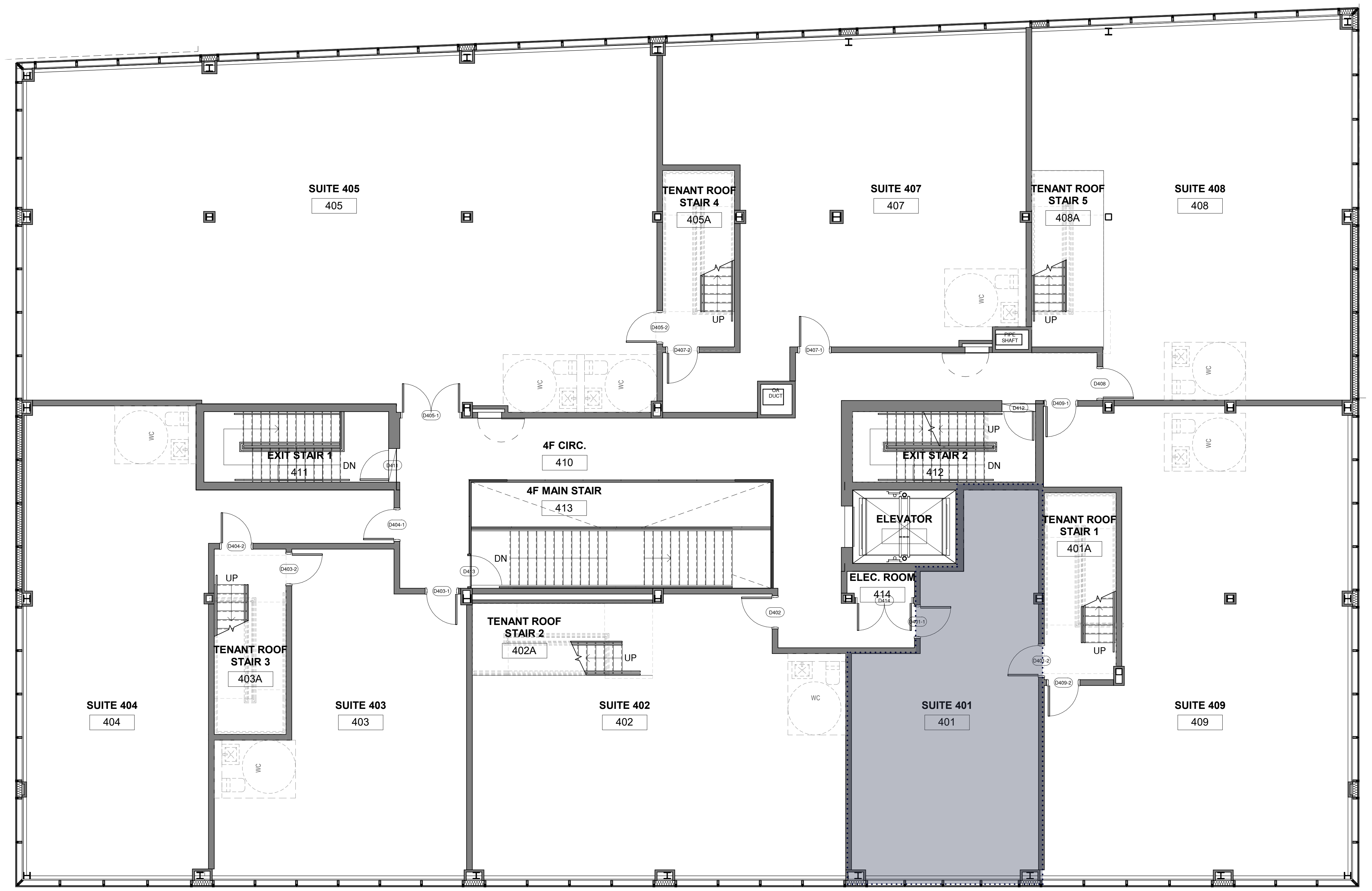
COMMON AREAS & SUITE ENTRANCE

Address	300 Geary Avenue, Suite 401
Total Area	928 Sq. Ft.*
Possession	Immediate
Asking Price	$799,999.00
Annual Taxes	$8,563.50 (2026)
Condo Fees	$431.77 per month

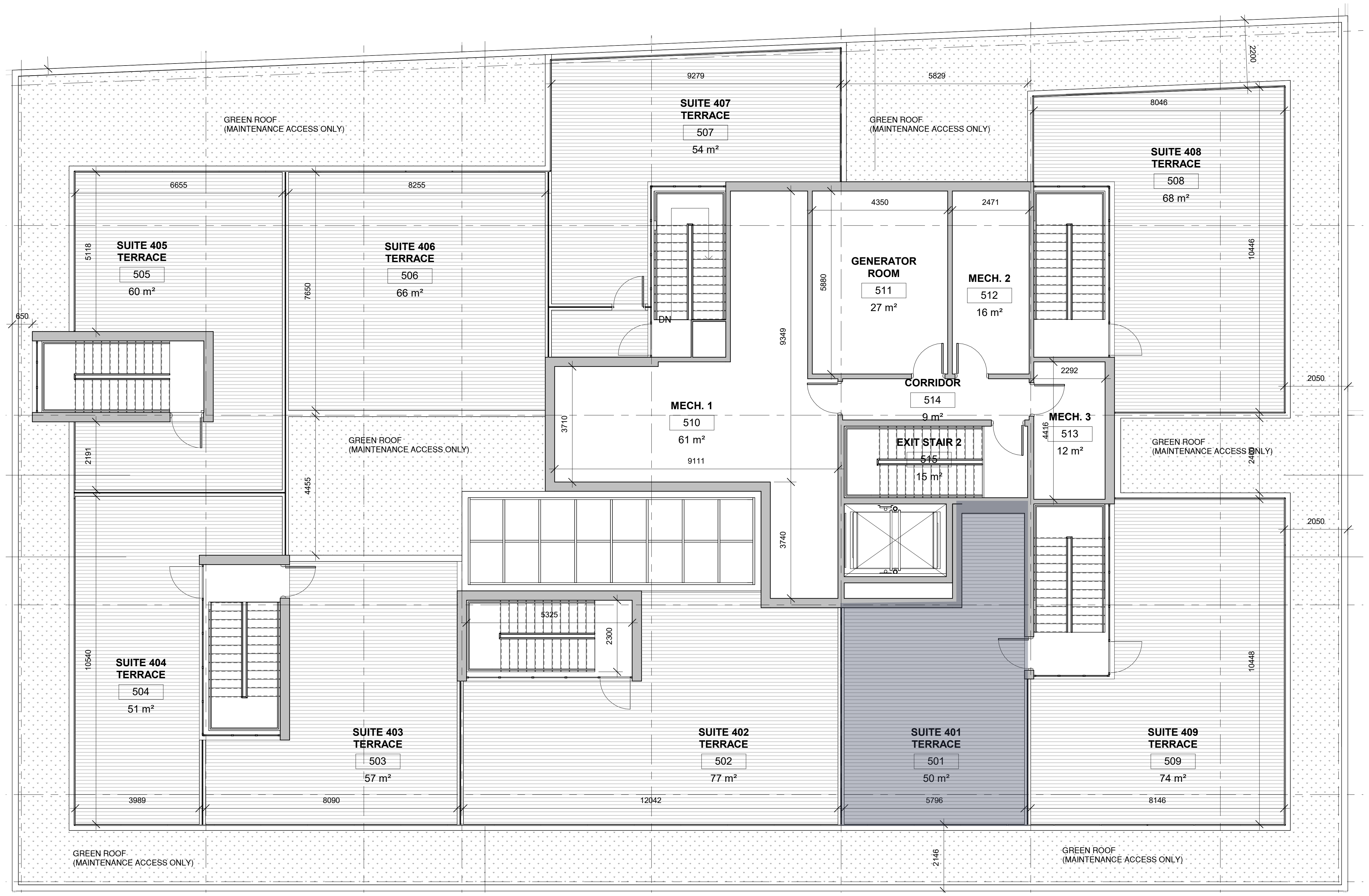
* Gross floor area estimate which includes the estimated net useable area of the Suite plus an added percentage share of common areas.

300
GEARY AVENUE
SUITE 401

Floorplans



SUITE 401



PRIVATE ROOFTOP TERRACE

300
GEARY AVENUE
SUITE 401

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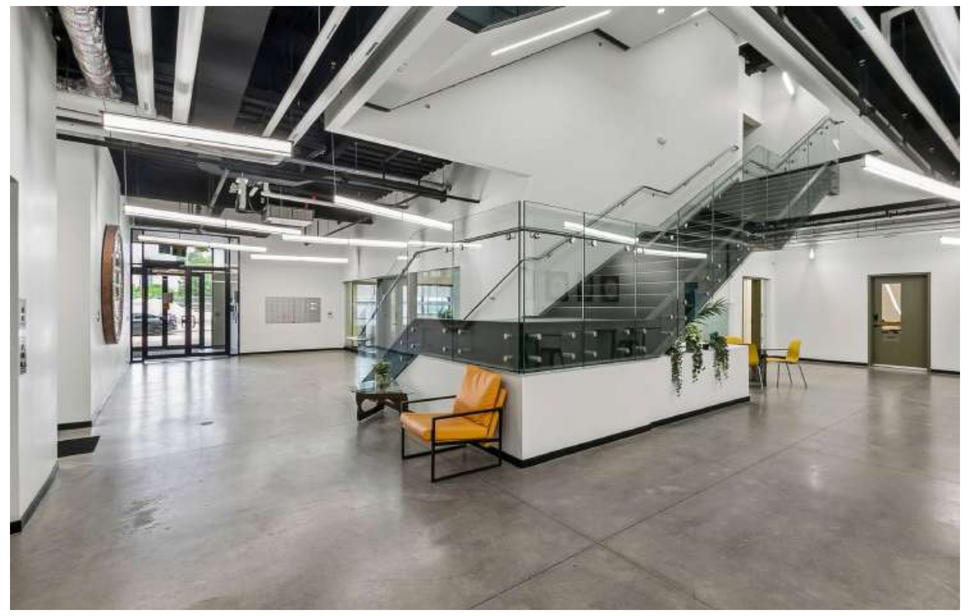
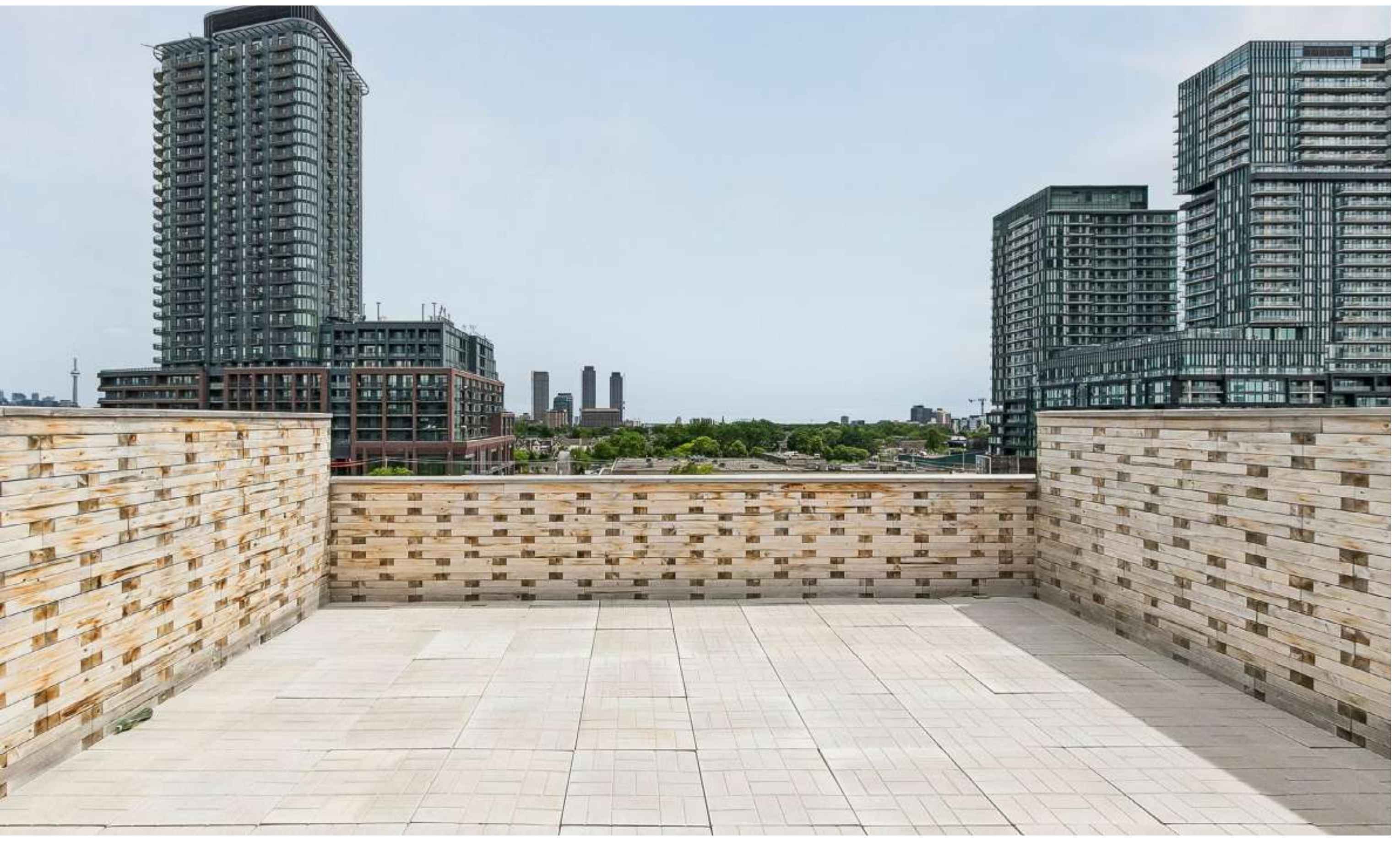
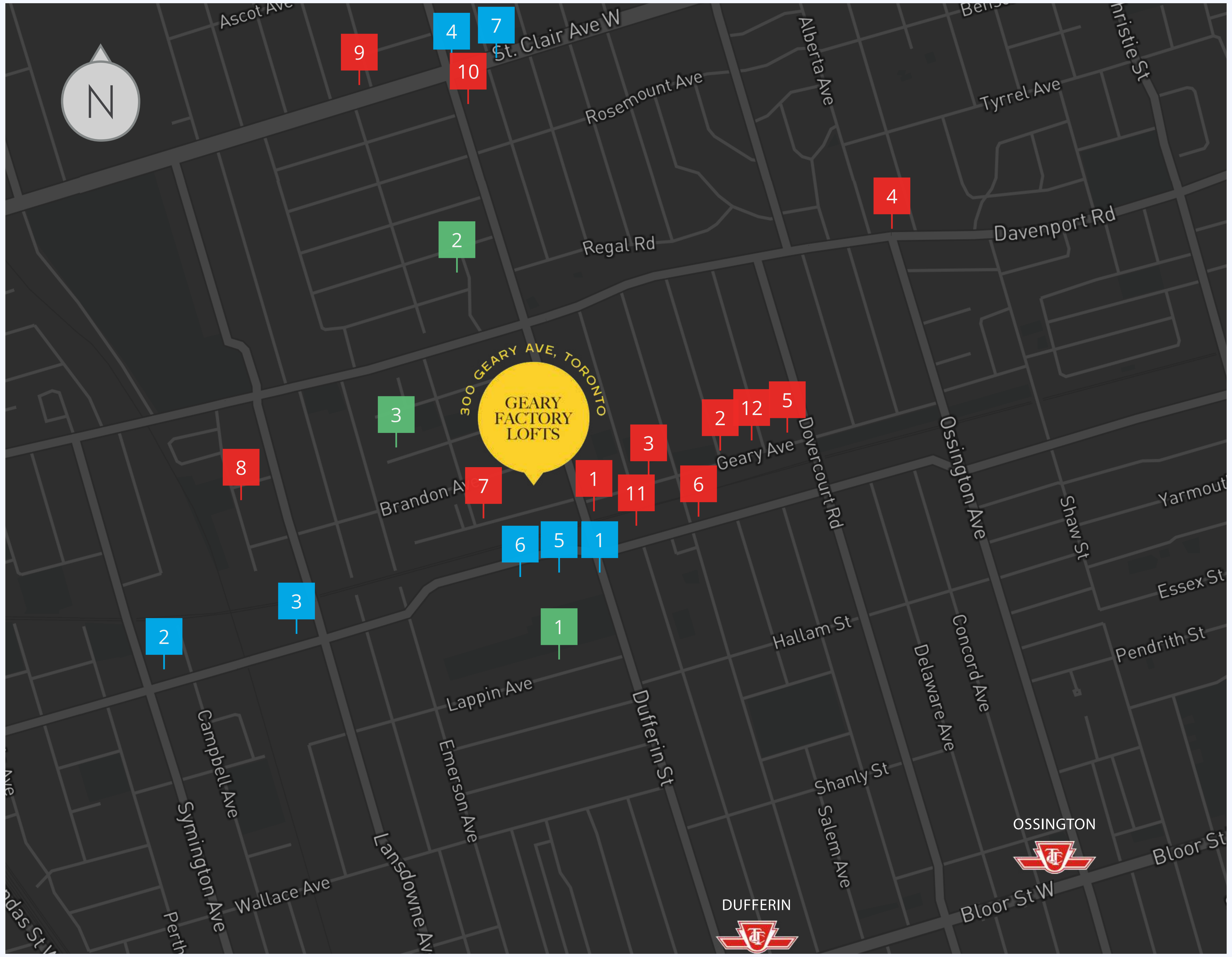




Be a Part of the Community

With more residents coming into the area to live at the new Galleria On the Park, the neighbourhood is exploding with opportunities, and becoming a hub of convenience and personality. Be among the first to walk, run, or bike along the proposed "Green Line," a 5 km linear park that will stretch from Lansdowne and Davenport to Spadina and Dupont.



RESTAURANTS

1	North of Brooklyn Pizzeria
2	Famiglia Baldassarre
3	Nova Era Bakery
4	Salto Restaurant & Bar
5	Dark Horse Coffee
6	Blood Brothers Brewing
7	Morning Star
8	Balzac's Powerhouse
9	Sushi California
10	Marcello's Pizzeria
11	Parallel Brothers
12	Good Behaviour

STORES / BANKS

1	FreshCo
2	The Beer Store
3	Shoppers Drug Mart
4	Food Basics
5	TD Canada Trust
6	Bank of Montreal
7	CIBC

PARKS

1	Wallace Emerson Park
2	Chandos Park
3	Beaver Lightbourn

A Few of Our Favourite Places

The Geary vibe is obvious. Chic grit. Real food. Take a break at one of the many restaurants, cafes, and eateries that dot the neighbourhood.

Elevate your workspace in a boutique office condo.
Premium features and amenities to discover:

BUILDING SPECIFICATIONS

PLUMBING	Roughed in plumbing with capped connections to pre-determined location for bathroom(s) and kitchenette
HVAC	Heating / cooling will be supplied by a centralized air-cooled variable refrigerant flow (VRF) system. Buyer shall be responsible for distribution within the unit
POWER	Each suite shall be equipped with a 100A 120/208V 3-Phase 4-Wire surface mounted panel. Buyer shall be responsible for distribution within the unit
SPRINKLERS	Each unit will have sprinklers based on an open plan layout
WALLS	Drywall, taped, sanded, and primed walls. Demising walls within the unit not included
FLOORS	Unfinished concrete floor
INTERNET	High speed internet will be available within the building
UTILITIES	Paid directly by Unit Owner

BUILDING AMENITIES

Surface Level Parking

EV Charging Stations

Bicycle Parking

Outdoor Courtyard

Event Room

Parcel Room

Gym

Showers & Changerooms

Video Security

New to owning your own commercial space?
Here’s why it makes sense.

01. BUILD EQUITY

As you pay down the principal, you build equity in your condo unit. When you lease space and pay rent, you don’t build any equity; the landlord builds equity in their property and not you.

02. SECURITY OF LOCATION

Owning a condo unit for your business gives you long term stability and security of location; no one can ask you to vacate and you don’t need to negotiate the right to stay.

03. PREDICTABLE COSTS

The ability to lock in long term mortgage rates gives you financial certainty and removes unpredictable market rent increases.

04. BORROWING POWER

As your equity in the property grows, access it as working capital to support your business growth.

05. TAX BENEFITS*

You may be able to write off expenses from an owned unit including depreciation, operating expenses and mortgage interest.

06. CAPITAL BENEFITS*

Capital investments in your condo unit increase the value of your property, while improvements made to leased premises benefit only the landlord.

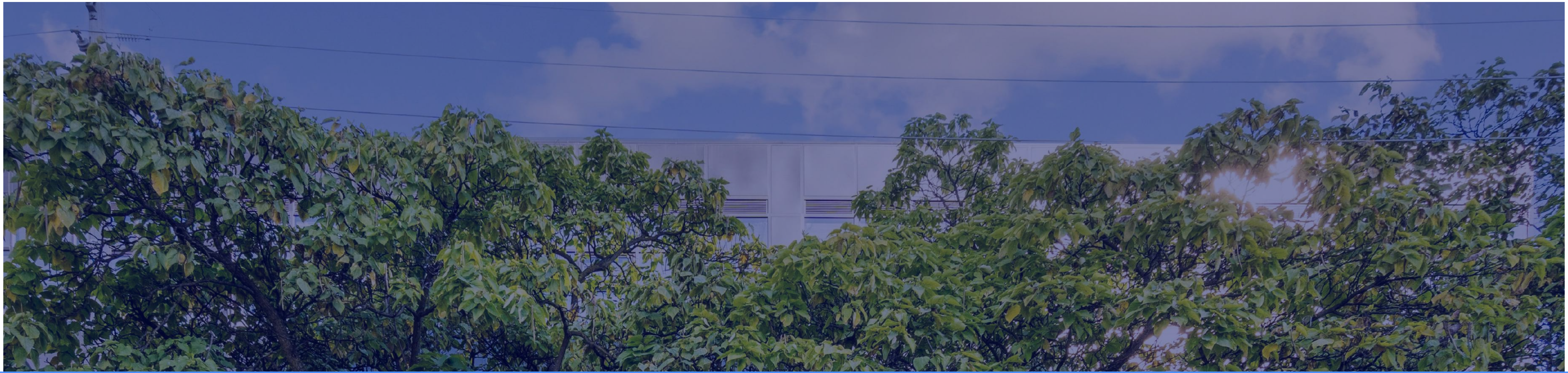
07. LONG TERM BENEFITS

Long term benefits can include your own use of the unit, an income producing rental or the future sale of an appreciated asset.

08. FLEXIBLE EXIT STRATEGY

An owned unit offers multiple exit strategies including renting to a third party or selling the unit.

* Prospective purchasers are advised to speak with their own counsel for tax, financial and legal advice



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HOME

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